| | |
|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20249630<br><br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$429,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 31 day of July, 2024.<br><br>Notary Public<br>My Commission Expires: |

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1164605 DEEDWARR
07/31/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20240731-0058047

# WARRANTY DEED

**THIS INDENTURE**, made this 31 day of July, 2024, among:

**NICOLE M. HEALY AND MAX P. HEALY, WIFE AND HUSBAND**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**T. LEE SHERBAKOFF AND CHARLA L. SHERBAKOFF, HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Avondale Park, Phase I, Section 4, of record in Instrument No. 20090318-0024196, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Nicole M. Giapoutzis, a single woman by deed from Bryan Hay and Krystal Hay, husband and wife, dated June 18, 2015, of record in Instrument No. 20150622-0059687, Register's Office for Davidson County, Tennessee. The property was further conveyed to Nicole M. Giapoutzis and Max P. Healy, as joint tenants with the right of survivorship by deed from Nicole M. Giapoutzis, a single person, dated June 18, 2015, of record in Instrument No. 20150625-0060922, said Register's Office.**

**The said Nicole M. Giapoutzis is now known as Nicole M. Healy.**

**Property being also known as 780 Gloucester Lane, Nashville, TN 37221.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Nicole M. Healy**

**Max P. Healy**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Nicole M. Healy and Max P. Healy**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2024.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

**Owner Name & Property Address:**

Name: **T.Lee and Charla Sherbakoff**
Address: **780 Gloucester Lane**
City, State, Zip: **NAshville, TN 37221**

**Responsible Party For Taxes:**

Name: **New Owners**
Address: _____
City, State, Zip: _____

**Tax ID: 141-05A-251.00**

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 31, 24 (date of document).

Jennifer L. Pennell

July 31, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

